

**AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting, September 5, 2006**  
**Department of Planning and Land Use**  
**5201 Ruffin Road, Suite B**  
**San Diego, California 92123**  
**Hearing Room - 8:30 a.m.**

**OLD BUSINESS**

1. [Herreman Second Dwelling Unit; ZAP 06-005, RR2 \(Rural Residential\) Use Regulation, Spring Valley Community Plan Area \(Ramaiya\) \(Continued from the hearing of August 22, 2006\)](#)

This request is for a Minor Use Permit to allow a second dwelling unit in the Spring Valley Community Planning Area. The proposed project is to construct a 1,197.5 square-foot two-story second dwelling unit with a proposed 434.3 square foot attached two-car garage on a 3.08-acre parcel. An existing secondary residence measuring 578.75 square feet will be converted into the proposed second dwelling unit. An existing 2,401 square foot two-story single-family residence with an attached garage is located on the parcel. Two existing accessory structures (measuring 159 square feet and 295.5 square feet) and a 320 square foot storage container are also on the subject property. The two accessory structures will remain and the container will be removed. The property is zoned RR2, Rural Residential Use Regulation, which allows Family Residential uses pursuant to Section 2182 of the Zoning Ordinance. The Minor Use Permit is required pursuant to Section 6156(x)(12) of the Zoning Ordinance. The property is within the (3) Residential General Plan Designation. The proposed project is located at 9445 Crest Drive near the intersection of Lamar Street.

**NEW BUSINESS**

2. [Cunningham Second Dwelling Unit, ZAP 05-018, Spring Valley Community Planning Area, General Plan Designation \(5\) Residential, RS4 Residential \(M. Wright\)](#)

This is a request for a Minor Use Permit to allow a second dwelling unit that contains a living area greater than 30 percent of the existing primary dwelling unit, but not exceeding 50 percent of the living area of the existing residence or 1,200 square feet, whichever is less. The second dwelling unit will be a 400 square-foot, one story, one-bedroom residence. A 270 square-foot proposed workshop, allowed by right under section 6156(g) of the Zoning Ordinance will be connected to the proposed second dwelling via an open breezeway. Architectural style and finish materials including roof shingles and paint color will match the existing residence. The proposed second dwelling unit would be located at the southern end of the parcel and have access from a proposed driveway connecting to an existing road easement (Del Rio Road). The project

site is a 0.23-acre parcel with an existing 1,099 square-foot single-family residence. The parcel is zoned RS4 - Residential, which permits the development of a second dwelling unit subject to a Minor Use Permit, pursuant to Section 6156(x) of the Zoning Ordinance. The parcel is designated (5) Residential under the General Plan and is located at 10511 Del Rio Road.

**“THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO’S WEBSITE AT “WWW.CO.SAN-DIEGO.CA.US”. VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT WWW.SDCDPLU.ORG.**

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